

037.A

0002

0007.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

306,800 / 306,800

USE VALUE:

306,800 / 306,800

ASSESSED:

306,800 / 306,800



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #: 7

Owner 1: WATKINS ROBIN H

Owner 2:

Owner 3:

Street 1: 112 DECATUR STREET #7

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 678 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6022																

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	306,800			306,800			125876
							GIS Ref		
							GIS Ref		
							Insp Date		
							05/25/18		
							05/25/18		

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	306,800	0	.	.	306,800		Year end	12/23/2021
2021	102	FV	302,500	0	.	.	302,500		Year End Roll	12/10/2020
2020	102	FV	294,000	0	.	.	294,000	294,000	Year End Roll	12/18/2019
2019	102	FV	268,500	0	.	.	268,500	268,500	Year End Roll	1/3/2019
2018	102	FV	222,600	0	.	.	222,600	222,600	Year End Roll	12/20/2017
2017	102	FV	207,300	0	.	.	207,300	207,300	Year End Roll	1/3/2017
2016	102	FV	207,300	0	.	.	207,300	207,300	Year End	1/4/2016
2015	102	FV	192,400	0	.	.	192,400	192,400	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
		20317-422		1/1/1990		104,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/13/2006	29	Redo Kit	19,825			G7	GR FY07		5/25/2018	Measured	DGM	D Mann
									5/6/2000	Inspected	197	PATRIOT
									5/6/2000	Missed Appt.	197	PATRIOT

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____	_____
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Good			641-1715, Building Number 2.											
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 7	- Brick			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid   Desc: Line 1   # Units 1											
Color: BRICK				A Kits:	Rating:			Level   FY LR DR D K FR RR BR FB HB L O											
View / Desir: N	- NONE			Frl:	Rating:			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: C	- Average			<b>CONDO INFORMATION</b>				Lvl 2											
Year Blt: 1962	Eff Yr Blt:				Location: R	- Rear			Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdict:	Fact: .			Floor: 1	- 1st Floor			Totals				RMs: 4	BRs: 2	Baths: 1	HB				
Const Mod:				% Own:	1.927999973														
Lump Sum Adj:				Name:	10 - 6022														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>															
Avg Ht/FL: STD				Phys Cond: AV	- Average			30.	%										
Prim Int Wal	2 - Plaster			Functional:															
Sec Int Wall:				Economic:															
Partition: T	- Typical			Special:															
Prim Floors: 4	- Carpet			Override:															
Sec Floors:				Total:	30.6 %														
Bsmnt Flr:				<b>CALC SUMMARY</b>															
Subfloor:				Basic \$ / SQ:	325.00														
Bsmnt Gar:				Size Adj.: 1.38495576															
Electric: 3	- Typical			Const Adj.: 1.06049991															
Insulation: 2	- Typical			Adj \$ / SQ: 477.342															
Int vs Ext: S				Other Features: 35737															
Heat Fuel: 1	- Oil			Grade Factor: 1.00															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.23000002															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 442032															
% Com Wal	% Sprinkled			Depreciation: 135262															
				Depreciated Total: 306770															
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:			Ind.Val											
Make: [ ] Model: [ ]																			
SPEC FEATURES/YARD ITEMS				Serial #:				Year:											
												<b>PARCEL ID</b> 037.A-0002-0007.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N												Total Yard Items:		Total Special Features:			Total:		